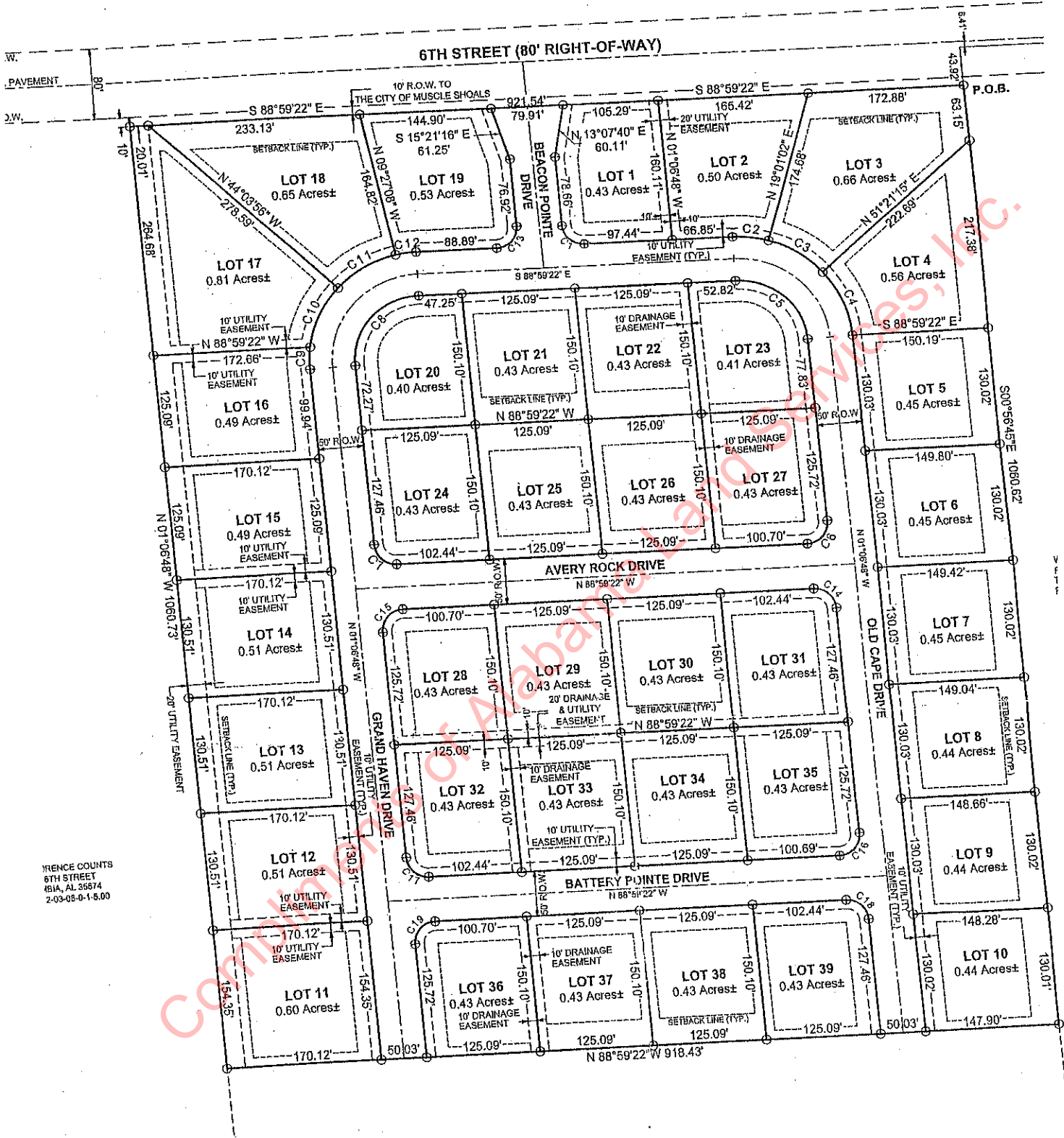


# "BEACON POINTE" - PHASE 1

## PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 10'

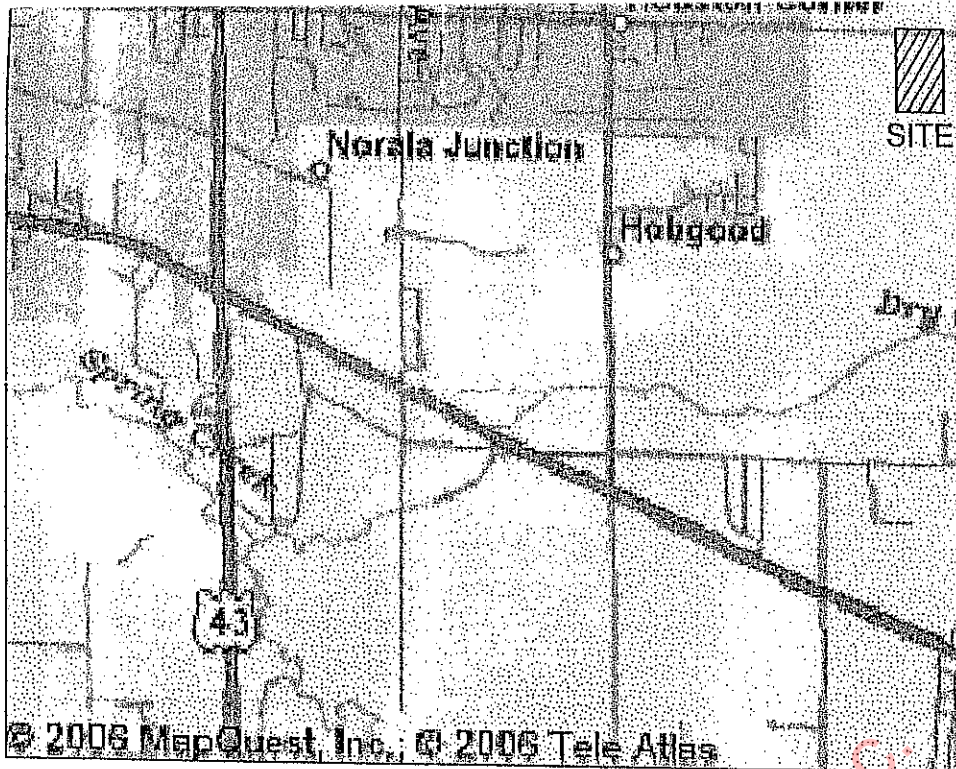
### IN THE CITY OF MUSCLE SHOALS, COLBERT COUNTY, ALABAMA

(TROY WOODIS, DEVELOPER)



PERFORMANCE COUNTS  
 6TH STREET  
 491A, AL 36674  
 2-03-08-0-1-5.00

WILLIAM J. UNDERWOOD  
P.O. BOX 245  
TUSCUMBIA, AL 35674  
FICHE 9009 FRAME 009



VICINITY MAP 1

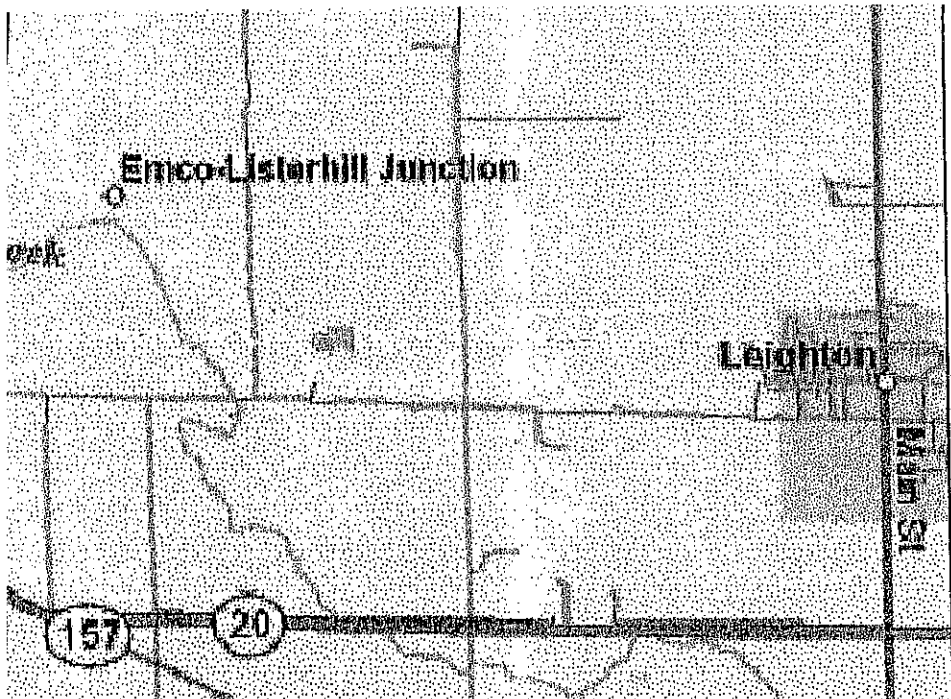
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	87°52'34"	23.50	36.04	22.64	S 45°03'05" E	32.61
C2	18°00'24"	125.00	39.28	19.81	S 79°59'10" E	39.12
C3	32°20'12"	125.00	70.55	33.24	N 54°48'51" W	69.62
C4	37°31'57"	125.00	81.88	42.47	S 19°52'47" E	80.43
C5	87°52'34"	75.00	115.03	72.27	N 45°03'05" W	104.08
C6	92°07'26"	23.50	37.78	24.39	N 44°56'55" E	33.84
C7	87°52'34"	23.50	36.04	22.64	S 45°03'05" E	32.61
C8	92°07'26"	75.00	120.59	77.83	S 44°56'55" W	108.01
C9	11°33'47"	125.00	25.23	12.66	S 04°40'05" W	25.18
C10	35°29'05"	125.00	77.42	39.99	S 28°11'31" W	76.18
C11	34°36'48"	125.00	75.51	38.95	S 63°14'28" W	74.37
C12	10°27'46"	125.00	22.83	11.44	N 85°46'45" E	22.79
C13	92°07'26"	23.50	37.78	24.39	N 44°56'55" E	33.84
C14	87°52'34"	23.50	36.04	22.64	N 45°03'05" W	32.61
C15	92°07'26"	23.50	37.78	24.39	S 44°56'55" W	33.84
C16	92°07'26"	23.50	37.78	24.39	N 44°56'55" E	33.84
C17	87°52'34"	23.50	36.04	22.64	S 45°03'05" E	32.61
C18	87°52'34"	23.50	36.04	22.64	N 45°03'05" W	32.61
C19	92°07'26"	23.50	37.78	24.39	S 44°56'55" W	33.84

SUBDIVISION DESIGNED BY:  
WILLIAM H. ALEXANDER III, P.E. #25371  
JAMES. E ALEXANDER, P.L.S. #24022

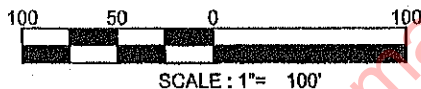
NOTE:  
PROPERTY IS CURRENTLY ZONED R-3  
SETBACKS ARE AS FOLLOWS:  
FRONT 25'  
BACK 30'  
SIDE 10'  
CORNER LOT FRONT-FRONT 25'  
CORNER LOT SIDE-SIDE 10'

MINIMUM LOT ACRE PER DWELLING UNIT = 8,000 sq. ft.  
LOT WIDTH AT BUILDING LINE = 70'  
LOT WIDTH AT FRONT LOT LINE = 50'

130.02'  
130.02'  
130.02'  
130.01'



1" = 100'



**SOURCE OF INFORMATION:**

2004 12 730

27.50

**LEGEND**

- POINT OF COMMENCEMENT P.O.C.
- POINT OF BEGINNING P.O.B.
- CAPPED IRON PIN SET I.P.S. ○
- IRON PIN FOUND I.P.F. ●
- CALCULATED CORNER ☒
- POWER POLE ⌀
- GUY ANCHOR --->
- POWER LINE -----
- FENCE ---X---X---X---
- TEMPERATURE CONTROL UNIT T.C.U. □

**SURVEYOR'S NOTES**

1. IRON PIN SET ARE 1/2" REBAR CAPPED AND STAMPED WITH "JAMEY ALEXANDER PROPERTY CORNER PLS 24022"
2. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS AFFECTING SAID PROPERTY.

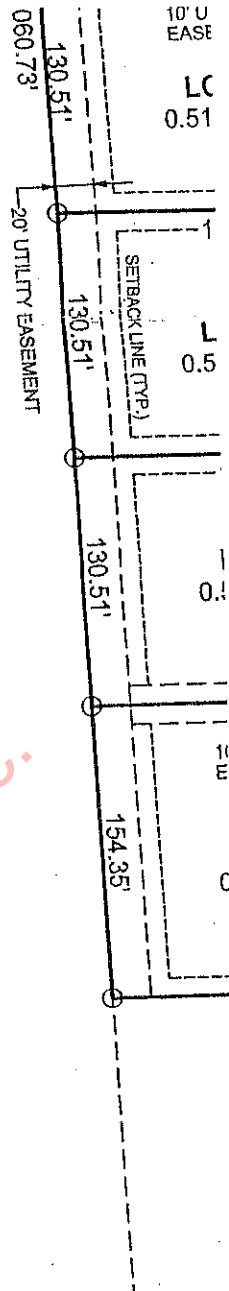
CLASS OF SURVEY: SUBURBAN  
TYPE OF SURVEY: BOUNDARY

DEED DATUM

**JAMES E. ALEXANDER LAND SURVEYING, LLC.**

2923 JACKSON HIGHWAY, P.O. BOX 160,  
SHEFFIELD, ALABAMA, 35660  
PHONE (256) 381-7009 FAX (256) 381-7226 EMAIL JALEX@HIWAAY.NET

SCALE: 1"=100'	APPROVED BY: JAMES E. ALEXANDER	SURVEY BY: JEA	DWG BY: JEA	WO# 05-250	REVISIONS: 3/01/07
DATE: 2/07/07	SURVEY DATE: 9/5/05-3/01/07		ASCII FILE 05-250TW		
CLIENT: TROY WOODIS			LOCATION: 8-4-10		



ENCE COUNTS  
TH STREET  
1A, AL 35674  
03-08-0-1-5.00

PRESENTS: \_\_\_\_\_ AS MANAGING MEMBER AND THE U  
LLED CITY, IN THE FULL SUM \_\_\_\_\_ DO  
D OURSELVES JOINTLY AND SEVERALLY. BY THE  
\_\_\_\_\_, 2007.

OBLIGATION ARE SUCH THAT, WHEREAS, \_\_\_\_\_  
SUBDIVISION OF A TRACT OF LAND DESCRIBED AS  
MULATIONS OF THE CITY OF MUSCLE SHOALS, ELE  
SUBDIVISION. NOW, THEREFORE, IF THE PRINCIP/  
FULLY INSTALL COMPLETE IMPROVEMENTS AND U  
S, SUBCONTRACTORS, LABOR AND MATERIALS IN  
ALL INTERESTED PROPERTY OWNERS AGAINST LI  
NS HEREOF, THEN THIS OBLIGATION SHALL BE NI  
S UPON THIS BOND BY CONTRACTORS, SUBCONT  
THE IMPROVEMENTS AND UTILITIES ABOVE REFER

\_\_\_\_\_  
\_\_\_\_\_  
BY: \_\_\_\_\_

\_\_\_\_\_  
BY: \_\_\_\_\_  
AND LEGALITY DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
AND LEGALITY DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

THE PLATTING OF THE PROPERTY SHOWN ON TI  
CEIPT OF WHICH IS HEREBY ACKNOWLEDGED \_\_\_\_\_  
MADE BY \_\_\_\_\_, DATED THE \_\_\_\_\_  
RTGAGES AT PAGE \_\_\_\_\_ OF THE RECORD  
D FOR STREETS, ALLEYS, PARKS, BOULEVARDS, I

\_\_\_\_\_  
HAND \_\_\_\_\_ THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JAMES E. ALEXANDER, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS THE 15<sup>th</sup> DAY OF MARCH, 2007.

JAMES E. ALEXANDER REGISTERED LAND SURVEYOR  
ALABAMA CERTIFICATE NO. 24022  
LICENSED PROFESSIONAL LAND SURVEYOR  
JAMES E. ALEXANDER

**CERTIFICATE OF ENGINEER  
No. 25371**

I, WILLIAM H. ALEXANDER, ENGINEER, HEREBY CERTIFY THAT I HAVE DESIGNED ALL ROADS, STREETS AND DRAINAGE WITHIN THIS SUBDIVISION AND ALSO CERTIFY THAT THE ROAD, STREETS AND DRAINAGE ARE BUILT ACCORDING TO MY DESIGN, THIS THE 2<sup>nd</sup> DAY OF MARCH, 2007.

WILLIAM H. ALEXANDER  
ALABAMA CERTIFICATE NO. 25371

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, TROY WOODIS, DO HEREBY CERTIFY THAT I AM THE OWNER OF AND THE ONLY PERSON HAVING ANY RIGHT, TITLE, OR INTEREST IN THE LAND SHOWN ON THE PLAT OF BEACON POINTE - PHASE 1, AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH MY CONSENT AND THAT I HEREBY DEDICATE TO THE PUBLIC USE ALL THE STREETS AS SHOWN ON SAID PLAT. THE EASEMENTS AS SHOWN ON THE PLAT ARE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. I HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM MYSELF AND MY HEIRS OR ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE.

OWNER: Troy Woodis

**ACKNOWLEDGMENT  
STATE OF ALABAMA  
COUNTY OF COLBERT**

Diane S. Alexander A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT Troy Woodis, WHOSE NAME AS MANAGING MEMBER OF \_\_\_\_\_, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OFFICER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 2<sup>nd</sup> DAY OF MARCH, 2007.  
Diane S. Alexander MY COMMISSION EXPIRES: 10/1/09  
NOTARY PUBLIC

**CERTIFICATE OF APPROVAL OF STREET AND UTILITIES**

I HEREBY CERTIFY: (1) THAT STREET, UTILITIES AND OTHER IMPROVEMENT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED BEACON POINTE - PHASE 1 OR, (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY STREET SUPERINTENDENT OR OTHER APPROVING AGENTS THIS THE 4<sup>th</sup> DAY OF MARCH, 2007.  
Butch Flinn  
SIGNATURE

**CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS**

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED BEACON POINTE - PHASE 1, FULLY MEET THE REQUIREMENTS OF THE ALABAMA STATE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

CITY HEALTH OFFICER OR HIS AUTHORIZED REPRESENTATIVE THIS THE 5<sup>th</sup> DAY OF MARCH, 2007.  
Thad Flannery  
SIGNATURE

**CERTIFICATE OF APPROVAL OF ELECTRIC DISTRIBUTION SYSTEMS**

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED BEACON POINTE - PHASE 1, FULLY MEET THE REQUIREMENTS OF THE MUSCLE SHOALS ELECTRIC BOARD, AND ARE HEREBY APPROVED AS SHOWN.

AUTHORIZED REPRESENTATIVE THIS THE 2<sup>nd</sup> DAY OF MARCH, 2007.  
Dylan Thomas

**CERTIFICATE OF APPROVAL OF NATURAL GAS SYSTEMS**

I HEREBY CERTIFY THAT THE NATURAL GAS UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION PLAT ENTITLED BEACON POINTE - PHASE 1, FULLY MEET THE REQUIREMENTS OF NORTH ALABAMA GAS DISTRICT, AND ARE HEREBY APPROVED AS SHOWN.

AUTHORIZED REPRESENTATIVE THIS THE 5<sup>th</sup> DAY OF March, 2007

SIGNATURE

**CERTIFICATE OF APPROVAL OF THE CITY ENGINEER**

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF MUSCLE SHOALS, ALABAMA, HEREBY APPROVED THE WITHIN PLAT FOR RECORDING OF SAME IN THE OFFICE OF THE PROBATE JUDGE, THIS THE 7<sup>th</sup> DAY OF MARCH, 2007

Jay L. Pe  
CITY ENGINEER, CITY OF MUSCLE SHOALS, ALABAMA

**CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER**

APPROVED FOR RECORDING BY THE COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA, THIS THE 7<sup>th</sup> DAY OF March, 2007.

[Signature]  
COUNTY ENGINEER, COUNTY OF COLBERT, ALABAMA

**CERTIFICATE OF CITY CLERK**

I, Richard L. Williams, CLERK OF THE CITY OF MUSCLE SHOALS, ALABAMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDED OF THE SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL, AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THE PLAT OF BEACON POINTE - PHASE 1, THIS THE 7<sup>th</sup> DAY OF March, 2007

CLERK

WITNESS

**ACCEPTANCE OF PUBLIC DEDICATION**

BE IT RESOLVED BY THE CITY COUNCIL OF MUSCLE SHOALS, ALABAMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF BEACON POINTE - PHASE 1, ARE HEREBY ACCEPTED.

ADOPTED BY City of Muscle Shoals THIS THE 9<sup>th</sup> DAY OF March, 2007

ATTEST:

CLERK:

**CERTIFICATE OF APPROVAL FOR THE RECORDINGS**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT FOR BEACON POINTE - PHASE 1, HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MUSCLE SHOALS, ALABAMA WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, THAT ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE PROBATE JUDGE OF COLBERT COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION THIS THE 8<sup>th</sup> DAY OF March, 2007

[Signature]  
CHAIRMAN, PLANNING COMMISSION

**CERTIFICATE OF PROBATE JUDGE**

I, W. THOMAS CROSSLIN, PROBATE JUDGE OF COLBERT COUNTY, ALABAMA, HEREBY CERTIFY THAT THE PLAT BEACON POINTE - PHASE 1, WAS FILED IN THIS OFFICE FOR RECORDING AND WAS DULY RECORDED IN PLAT BOOK C, ON PAGE 139 THIS THE 8 DAY OF March, 2007. 2007081464

W. Thomas Crosslin  
W. THOMAS CROSSLIN, PROBATE JUDGE

DESCRIPTION  
STATE OF ALABAMA  
COUNTY OF COLBERT

A tract of land in the Northwest 1/4 of Section 8, Township 4 South, Range 10 West, Colbert County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of said Section 8; thence along the North line of said Section 8, N 88° 45' 08" W, 400.67 feet, said point lying approximately 6.41 feet South of the centerline of Sixth Street (80' right of way); thence leave said right of way line S 0° 56' 45" E, 43.92 feet to an iron pin set and POINT OF BEGINNING of the tract of land hereby described; thence continue S 0° 56' 45" E, 1060.62 feet to an iron pin set; thence N 88° 59' 22" W, 918.43 feet to an iron pin set; thence N 1° 06' 48" W, 1060.73 feet to an iron pin set on the Southernmost right of way line of Sixth Street; thence along said right of way line, S 88° 59' 22" E, 921.54 feet to the point of beginning of the tract of land hereby described; said tract of land contains 22.39 Acres ± and is subject to any and all easements or restrictions of record or unrecorded affecting said property.